CERTLICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

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Frederick, Maryland 21701
and

WILLIAM C. ROGERS, JR. 6 S. Calvert Street Baltimore, Maryland 21202 SOLICITORS

MORTGAGE SALE

VALUABLE FEE-SIMPLE PROPERTY
CONTAINING 82.208 acres MORE OR LESS
BALLENGER ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND

Under and by virtue of a decree of the Circuit Court for Frederick County pursuant to the provisions of a mortgage dated June 6, 1968, to First Federal Savings and Loan Association of Baltimore from Route 34C Joint Venture, Inc., a body corporate, et al recorded among the Land Records of Frederick County in Liber E.C.W. No. 784, folio 620, etc. and assigned to Vermont Federal Savings and Loan Association on June 30, 1970, by short assignment (default having occurred thereunder) the undersigned, the Trustee will sell at Public Auction at the Court House Door, Frederick County Court House, Frederick, Maryland:

ON MONDAY, DECEMBER 29, 1975 AT 1:00 o'clock P.M.

All that piece or parcel of ground situate and lying in Fraderick County and described as follows: BEGINNING for the same at the southern most corner of the lat retained by George D. Specht, said corner being marked by as iron tee bar with Registered Land Surveyor's Cap No. 2046 previously set by D.K. Sutcliffe & Associates and hereinafter referred to as a standard marker, said corner being also on the north boundary of U.S. 340 and running thence with the North boundary of U.S. 340 (1) South 51 degress 56 minutes 55 seconds west 762.78 feet to a standard marker, thence leaving said U.S. 340 and running with the original outlines of said land 5 courses and distances (2) North 40 degrees 14 minutes 40 seconds West 455.35 feet to a standard marker thance, (3) North 50 degrees 44" minutes 10 seconds West 1,683.51 feet to a standard marker thence (4) North 49 degrees 54 minutes 15 seconds East 135.72 feet to a standard marker thence, (5) North 26 degrees 29 minutes 40 seconds East 212.46 feet to an eighteen inch locust tree thence, (6) North 19 degrees 08 minutes 50 seconds East 247.52 feet to the point of beginning of the deed by George D. Specht and Mary C. Specht to Ballenger Creek Associated recorded in Liber 736, folio 655, said point being also the beginning of seven lines of agreement between George D. Specht and wife and Claude Hargett, et al, and running thence with the seven lines of agreement as now found, (7) North 20 degrees 32 minutes 10 seconds East 227.51 feet to a standard marker thence, (8) South 78 degrees 07 minutes 40 seconds East 759.03 feet to a standard marker thence, (9) South: 2 degrees 03 minutes 20 seconds East 15.06 feet to a standard marker thance (10) North 78 degrees 56 minutes 25 seconds East 538.65 feet to a standard marker thence (11) North 1 degree 31 minutes 30 seconds East 306.62 feet 'o a standard marker thence, (12) North 75 degrees 49 minutes 45 seconds East 689.24 feet to a standard marker thence, (13) South 88 degrees 53 minutes 00 seconds East 135.98 feet to a standard marker at the end of said 7 lines of agreement being also at the end of the third line of the whole tract, running thence (14) South 3 degrees 04 minutes 50 seconds West 1,704.39 feet of an iron pipe found, said pipe being the northwest corner of a lot awned by G. I'. Lantz acquired from Harry S. and Annie B. Derr running thence (15) South 19 degrees 18 minutes 35 seconds East 4.38 feet to an iron pipe found thence leaving said outlines and running with the north side of the lot tonveyed by said G. D. Specht to Dale A. Kauffman and wife by deed dated May 7, 1963 and recorded in Liber 684, folio 366 and also the north side of a lot retained by G. D. Specht (16) South 52 degrees 32 minutes 35 seconds West 421.96 feet to a standard marker, thence with the west wide of the G. D. Specht lot (17) South 58 degrees 48 minutes 40 seconds East 209.39 feet to the place of

Containing 82.208 acres of land, more or less, located about 2,000' east of Mt. Zion Rd.-Rt. 180 Intersection on north side of Rt. 180 opposite Willis Derr Rd. near the village of Feagasville. Being parcels 343 & 436 on Tax Map 76.

The improvements consist of a two-story frame and shingle dwelling house with half basement and stone foundation, containing 9 rooms with bath. There is no central heating system. Out buildings consist of a barn, sile, dairy house, sheds and other buildings.

The property will be sold subject to conditions, restrictors, and agreements of record affecting the same, if any. TERMS OF SALE: A cash or certified check for \$10,000.00 will be required of purchaser or purchasers at time and place of sale, balance of purchase money upon final ratification of sale by the Circuit Court for Frederick County and to bear interest from day of sale to day of settlement. Taxes and all other charges to be adjusted to day of sale. Conveyancing costs, including all revenue stamps, to be berne by the purchaser or purchasers.

WILLIAM C. ROGERS, JR.

Trustee

beginning.

This is to certify that the annexed Mortgage

Sale was published in The News & Post

newspaperspublished in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 15 days prior to sale, and the last such publication being made not more than one week prior to the 29th day of December 19 75.

THE NEWS-POST

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